

Fourth Amendment to the Regulating Plan (Approved May 24th, 2012)

BlueStone Commons, LLC
Village Center Development, LLC
Woodland Commons, LLC

June 5, 2014

1. Purpose

This amendment is for purposes of updating the BlueStone Regulating Plan approved May 24, 2012, amended by that certain First Amendment dated August 27, 2012, that certain Second Amendment dated December 21, 2012 and that certain Third Amendment dated June 19, 2013, and as ratified by City of Duluth Ordinance No. 10271 dated December 16, 2013 (collectively, the "Regulating Plan") to incorporate completed phases and updated site plans.

The Applicant has completed construction of those phases identified in the phasing plan attached to the Regulating Plan as Phase 1R (BlueStone Lofts) and Phases 3C and 4C (Shops at BlueStone) and is proceeding to completion of construction of those phases identified as Phases 1C and 2C (Shops at BlueStone II/Tavern on the Hill). In connection with the completion of these Phases, the Applicant has obtained or caused to be obtained all necessary permits or other approvals from the City of Duluth, and the City and the Applicant now wish to incorporate the updated site, as-built, lighting and landscaping plans into the Regulating Plan.

2. Amendment to the Regulating Plan – Phasing Site Plans

The following attachments shall supplement and update the original phasing and site plans included in the Regulating Plan for the referenced Phases:

- Exhibit A – Phase 1R (BlueStone Lofts) final ALTA survey and site plan
- Exhibit B – Phases 1C and 2C (Shops at BlueStone II/Tavern on the Hill) permitted site plan
- Exhibit C – Phases 3C and 4C (Shops at BlueStone) final site plan

3. Amendment to the Regulating Plan – Lighting and Landscaping Plans

The following attachments shall replace their original counterparts included in the Regulating Plans:

- Exhibit D – Lighting plans and drawings
- Exhibit E – Landscaping plans

4. Authority.

These alterations do not alter major elements of the approved Regulating Plan and do not constitute a variance from the provisions of Chapter 50 of the Unified Development Chapter.

[Signatures on the Following Page]

[Signature Page to Fourth Amendment to the Regulating Plan (Approved May 24th, 2012)]

BlueStone Commons, LLC, a Minnesota
Limited liability company



By: Mark W. Lambert
Its: Chief Manager

Village Center Development, LLC, a Minnesota
limited liability company



By: Mark W. Lambert
Its: Chief Manager

Woodland Commons, LLC, a Minnesota limited
liability company



By: Mark W. Lambert
Its: Chief Manager

By order of the City Planning and Land Use Supervisor



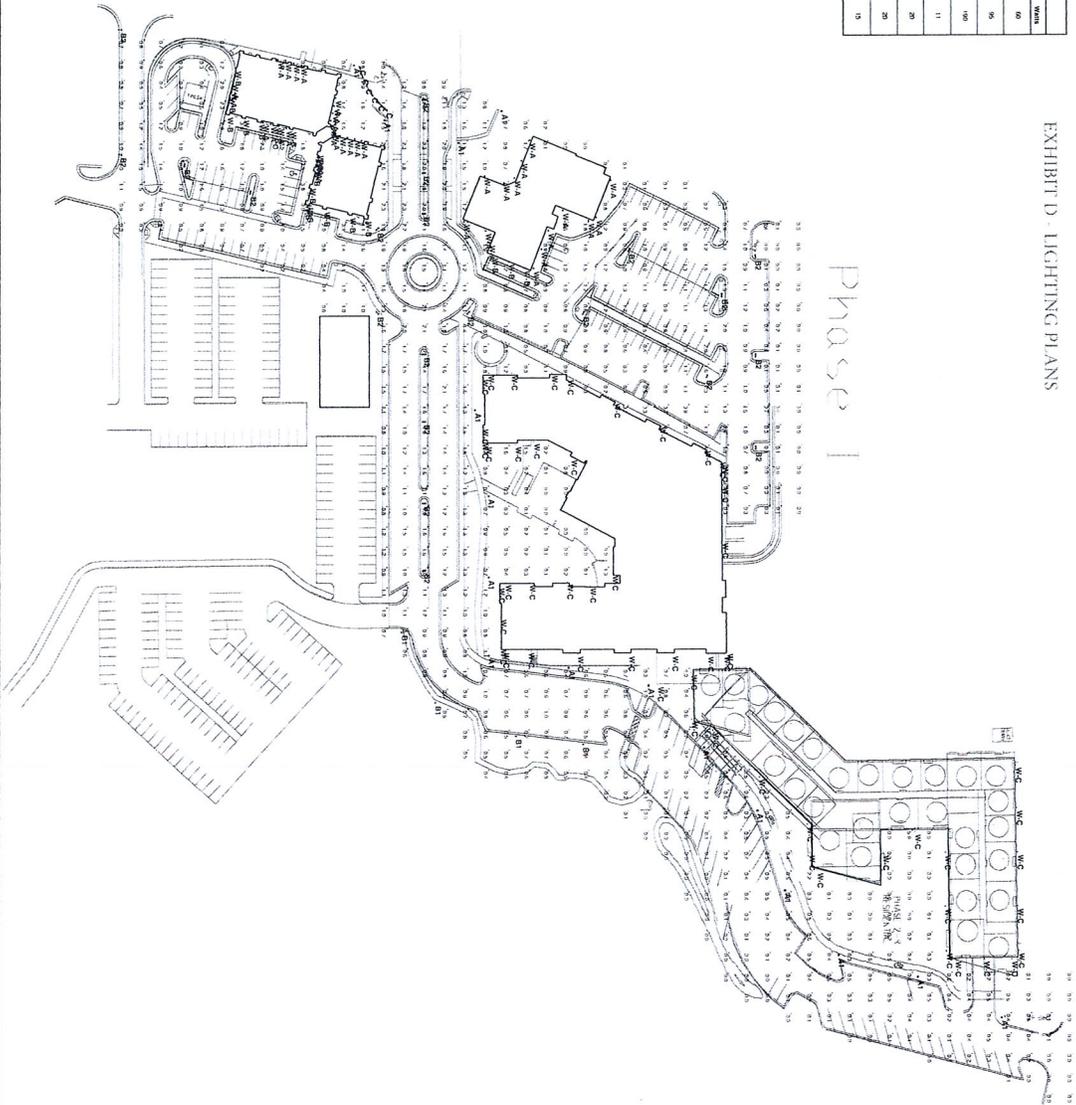
Charles Froseth, Land Use Supervisor



Keith Hamre, Director of Planning and Construction Services

EXHIBIT D - LIGHTING PLANS

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Cladding Number	Description	Lamp	Mounting	Height	Notes
○	A1	16	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED 1200K	Recessed	0.8m	50
○	B1	4	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED 1200K	Recessed	0.8m	50
○	B2	21	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED 1200K	Recessed	0.8m	50
○	C	6	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED	Recessed	0.8m	11
○	W/A	38	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED	Recessed	0.8m	20
○	W/L	18	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED 3000K	Recessed	0.8m	20
○	W/L	50	1	Recessed Luminaire AT18-1218 30" Dia 12" Depth	LED	Recessed	0.8m	15



BlueStone Lofts

Phase 1_Exterior



Designer
J. Marshall, LC

Date
Jul 18 2013

Scale

Drawing No.

1 of 1



Other summer garden systems
 1-800-451-7273
 610-399-1313
 610-399-1312
 610-399-1311
 610-399-1310
 610-399-1309
 610-399-1308
 610-399-1307
 610-399-1306
 610-399-1305
 610-399-1304
 610-399-1303
 610-399-1302
 610-399-1301



1. This is a technical drawing and not a photograph. It is not intended to be used as a reference for the actual appearance of the product. The actual appearance of the product may vary from the drawing due to manufacturing tolerances and material variations.

DATE: 08/27/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

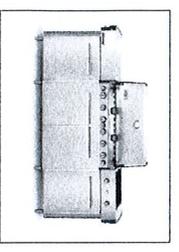
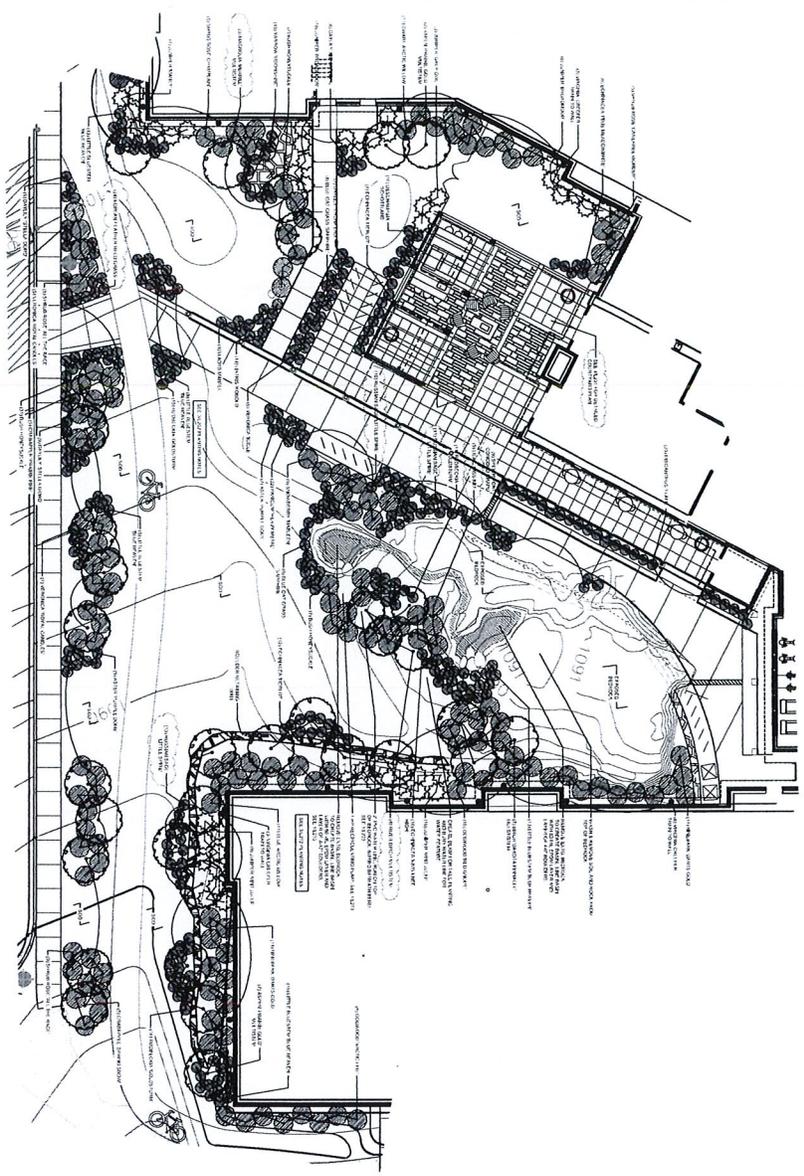
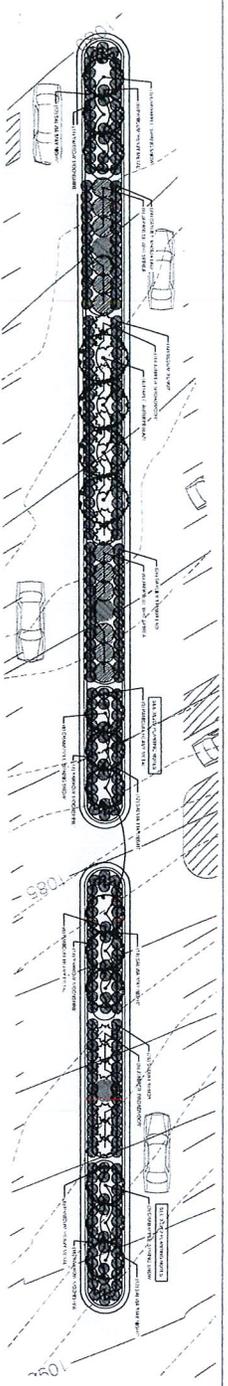
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3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	

ORIGINAL ISSUE: 6-28-2012

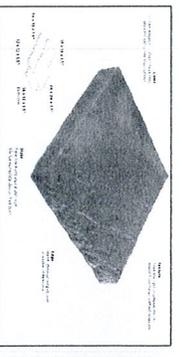
LANDSCAPE CONSTRUCTION DOC. SET

210410
 BLUESTONE LOFTS
 ENLARGED
 LANDSCAPE PLAN
 AND DETAILS

L200



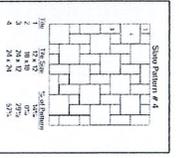
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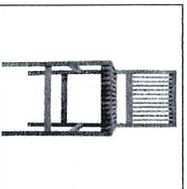
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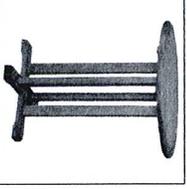
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OPTION 4: RECYCLED PLASTIC SLATE GRAY COLOR, W/TEAK



OPTION 1: RECYCLED PLASTIC SLATE GRAY COLOR, W/TEAK



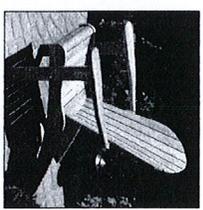
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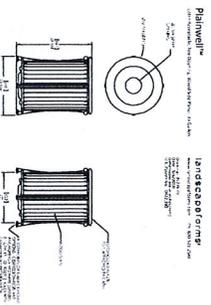
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OPTION 4: RECYCLED PLASTIC SLATE GRAY COLOR, W/TEAK



OPTION 1: RECYCLED PLASTIC SLATE GRAY COLOR, W/TEAK



OPTION 2: RECYCLED PLASTIC SLATE GRAY COLOR, W/TEAK



design: gerron + gerron architects
interior: gerron + gerron architects
1515
E. JEFFERSON ST
BALTIMORE, MD 21202
WWW.GERRON.COM

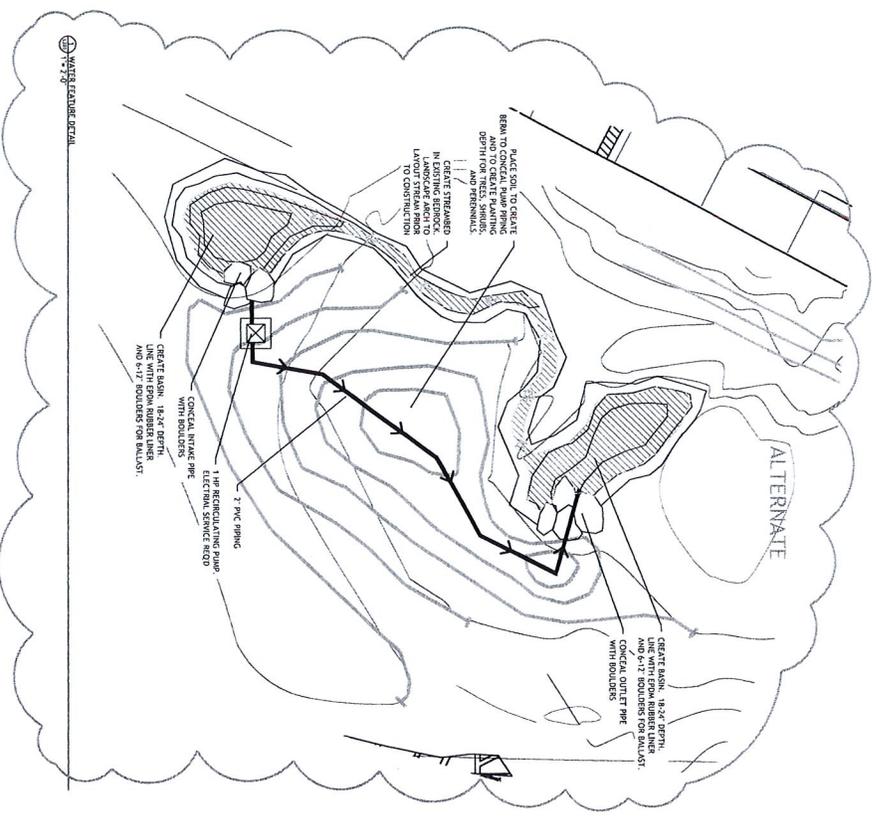


103 Summit Street
Baltimore, MD 21202
www.gerron.com

LANDSCAPE
CONSTRUCTION
DOC. SET

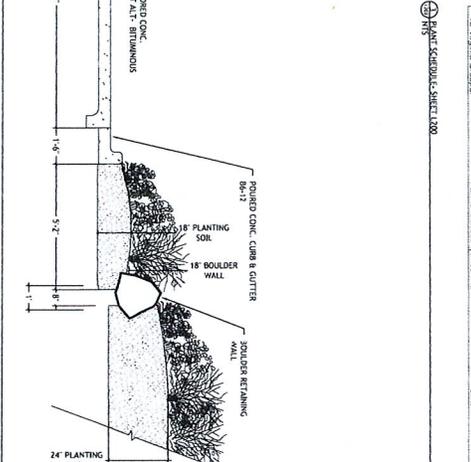
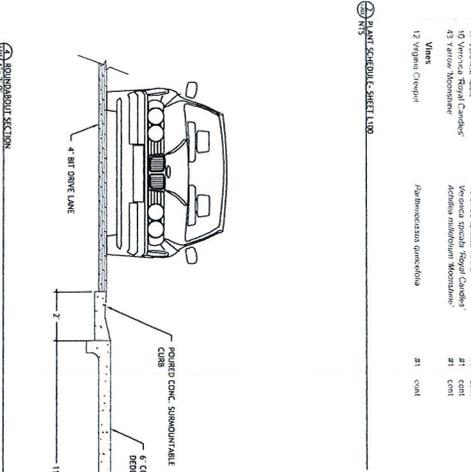
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2	REVISED PLAN	9-4-2012
3	BUILDING PERMIT	9-18-2012
4	LANDSCAPE	11-30-2012
5	CONSTRUCTION SET	5-17-2013
6	FINAL LANDSCAPE	5-28-2013

210410
DR: _____
DATE: _____
SCALE: _____
LANDSCAPE DETAILS
L203



BLUESTONE COMMONS - PLANT SCHEDULE, SHEET L200

QTY COMMON NAME	BOTANICAL NAME	SIZE	CONT. REMARKS
1 Large Decid. Tree	<i>Betula alleghaniensis</i>	2.5"	multistem
2 Bare Decid. Tree	<i>Prunus pennsylvanica</i>	2.5"	multistem
3 Small Tree	<i>Prunus pennsylvanica</i>	2.5"	multistem
4 Medium Shrub	<i>Prunus pennsylvanica</i>	2.5"	multistem
5 Medium Shrub	<i>Prunus pennsylvanica</i>	2.5"	multistem
6 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
7 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
8 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
9 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
10 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
11 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
12 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
13 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
14 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
15 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
16 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
17 Ornamental Tree	<i>Malus sp.</i>	6"	multistem
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100 Ornamental Tree	<i>Malus sp.</i>	6"	multistem





Design: esc
 5200 Washington Avenue, Suite 100
 Fairfax, VA 22031
 Tel: 703.271.1111
 Fax: 703.271.1112
 Web: www.escva.com



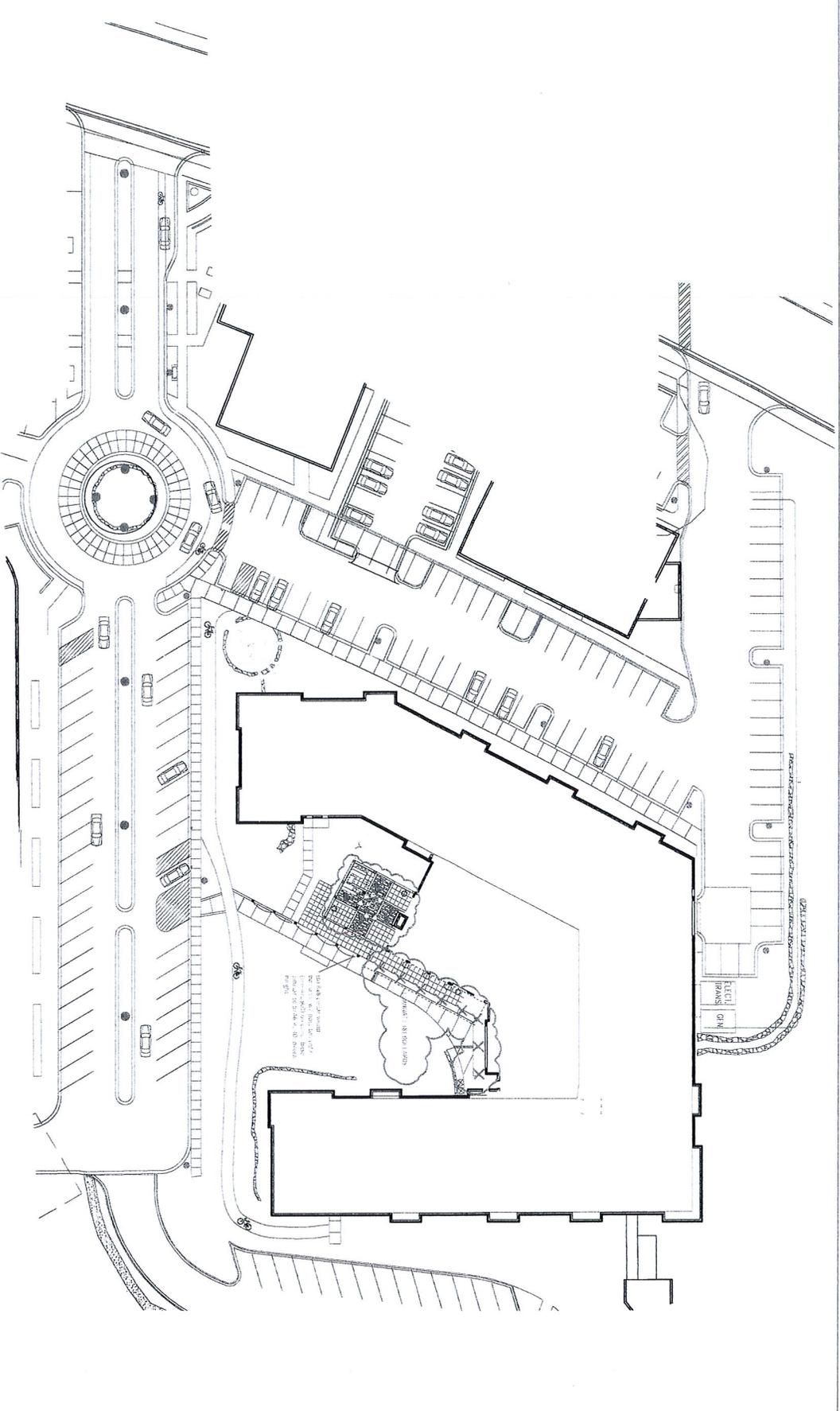
Landscape Construction
 10000 Old Dominion Road, Suite 100
 Fairfax, VA 22031
 Tel: 703.271.1111
 Fax: 703.271.1112
 Web: www.landscapeconstruction.com

LANDSCAPE
 CONSTRUCTION
 DOC. SET

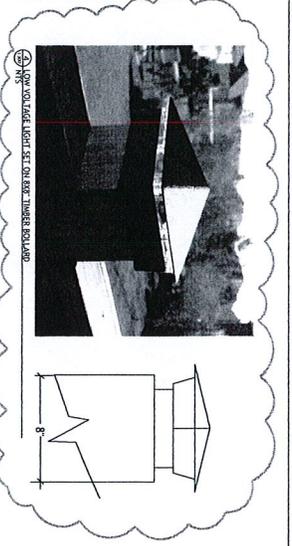
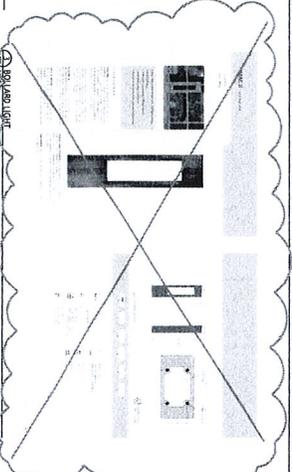
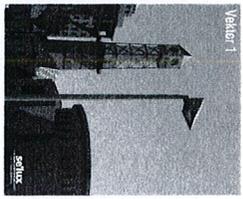
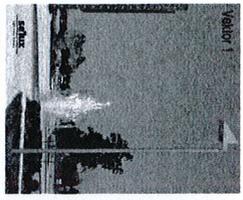
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2	PRELIMINARY DESIGN	6-17-2012
3	SCHEMATIC DESIGN	9-3-2012
4	LANDSCAPE CONSTRUCTION	11-20-2012
5	CONSTRUCTION SET	5-17-2013
6	FINAL LANDSCAPE CONSTRUCTION SET	5-24-2013

210010
 PROJECT NUMBER
 ESC
 L300
 PROJECT NAME
 BLUESTONE LOFTS

LIGHTING PLAN
L300



PERMANENT LIGHTING PLAN - SHOWN



APPROXIMATE PARKING LOT LIGHTING - 2' POLE & 12' POLE CONCEPT

APPROXIMATE LIGHTING PLAN

APPROXIMATE LIGHTING PLAN ON EXISTING THUNDER BOULDER



design: wesner garden architects
500 Washington Avenue South
Minneapolis, Minnesota 55415
612.333.3333
www.wesner.com



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DATE: 02/21/12
SCALE: AS SHOWN
PROJECT: BLUESTONE LOFTS
SHEET: 21 OF 21

LANDSCAPE CONSTRUCTION DOC. SET

NO.	DESCRIPTION	DATE
1	ORIGINAL ISSUE	6-29-2012
2	REVISIONS	
1	REVISED PER 11/1/2012	11-1-2012
2	REVISED PER 11/1/2012	11-1-2012
3	REVISED PER 11/1/2012	11-1-2012
4	REVISED PER 11/1/2012	11-1-2012
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210410
Project: BLUESTONE LOFTS
SDD / TURF PLAN & IRRIGATION PLAN
L500

